

Mr David Taylor  
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Dear Mr Taylor

**State Significant Development – Secretary's Environmental Assessment Requirements  
Bingo Revesby Resource Recovery Facility (SSD 9104)**

Please find attached the Secretary's Environmental Assessment Requirements (SEARs) for the proposed resource recovery facility for Bingo Recycling Pty Ltd at 37-67 Violet Street, Revesby in the Canterbury-Bankstown local government area.

The SEARs have been prepared in consultation with the relevant government authorities as well as Canterbury-Bankstown City Council (see **Attachment 2**) and are based on the information you have provided to date. Please note that the Department may alter the SEARs at any time. You must consult further with the Department if you do not lodge a development application and Environmental Impact Statement (EIS) for the development within two years of the date of issue of these SEARs.

The Department notes that the site currently operates under a separate consent. The Department prefers operations like the Revesby Resource Recovery Facility to operate under a single, modern planning approval. Consequently, the Department encourages you to develop the project with this preference in mind, and to consider surrendering all of the existing planning approvals for the facility if the development is approved.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community's concerns. Accordingly, a comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EIS. This process must ensure that the community is both informed of the proposal and is actively engaged in issues of concern to them. Sufficient information must be provided to the community so that it has a good understanding of what is being proposed and of the potential impacts.

Your development may require separate approval under the provisions of the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). If an EPBC Act approval is required, please advise the Department accordingly, as the Commonwealth assessment process may be integrated into the NSW assessment process, and supplementary SEARs may need to be issued.

I would appreciate it if you would contact the Department of Planning and Environment at least two weeks before you propose to submit the development application and EIS for your development. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD-ROM) of the EIS that will be required for reviewing purposes.

If you have any enquiries about these requirements, please contact Emma Barnet on (02) 9274 6412 or via email at [emma.barnet@planning.nsw.gov.au](mailto:emma.barnet@planning.nsw.gov.au).

Yours sincerely



Chris Ritchie

**Director**

**Industry Assessments**

as delegate of the Secretary

6/3/18.

CC Bradley Searle, Arcadis  
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# Secretary's Environmental Assessment Requirements

## Section 4.12 of the *Environmental Planning and Assessment Act*

## Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

<b>Application Number</b>	SSD 9104
<b>Development</b>	Expansion of an existing waste resource recovery facility to receive, process and store up to 500,000 tonnes per annum of construction and demolition waste, commercial and industrial waste, green waste, soils and timber waste
<b>Location</b>	37-67 Violet Street Revesby (Lot 2 DP 519053, Lots 168 and 169 DP 7866, and Lot 1 DP 734866)
<b>Applicant</b>	Bingo Recycling Pty Ltd
<b>Date of Issue</b>	6 March 2018
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>In addition, the EIS must include a:</p> <ul style="list-style-type: none"> <li>• detailed description of the development, including: <ul style="list-style-type: none"> <li>– accurate history of the site, including development consents and any other statutory approvals</li> <li>– need for the proposed development</li> <li>– justification for the proposed development</li> <li>– likely staging of the development - including demolition, construction, and operational stage/s</li> <li>– likely interactions between the development and existing, approved and proposed operations in the vicinity of the site</li> <li>– plans of any proposed building works and site upgrades</li> <li>– any contributions required to offset the proposal</li> <li>– any impacts on matters of national environmental significance.</li> </ul> </li> <li>• demonstrate that the site is suitable for the proposed use in accordance with <i>State Environmental Planning Policy 55 – Remediation of Land</i></li> <li>• consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments;</li> <li>• consideration of issues discussed in <b>Attachment 2</b> (public authority responses to key issues)</li> <li>• risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment</li> <li>• detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: <ul style="list-style-type: none"> <li>– a description of the existing environment, <u>using sufficient baseline data</u></li> <li>– an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes</li> <li>– a description of the measures that would be implemented to avoid, minimise and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage any significant risks to the environment</li> </ul> </li> <li>• a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.</li> </ul> <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> <li>• a detailed calculation of the capital investment value (as defined in clause</li> </ul>

	<p>3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived</p> <ul style="list-style-type: none"> <li>• a close estimate of the jobs that will be created by the development during the construction and operational phases of the development</li> <li>• certification that the information provided is accurate at the date of preparation.</li> </ul>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> <li>• <b>Community and Stakeholder Engagement</b> — including <ul style="list-style-type: none"> <li>– a detailed community and stakeholder participation strategy which identifies who in the community has been consulted and a justification for their selection, other stakeholders consulted and the form(s) of the consultation, including a justification for this approach</li> <li>– a report on the results of the implementation of the strategy including issues raised by the community and surrounding occupiers and landowners that may be impacted by the proposal</li> <li>– details of how issues raised during community and stakeholder consultation have been addressed and whether they have resulted in changes to the proposal</li> <li>– details of the proposed approach to future community and stakeholder engagement based on the results of the consultation.</li> </ul> </li> <li>• <b>Waste Management</b> – including: <ul style="list-style-type: none"> <li>– a description of the waste streams that would be accepted at the site including maximum daily, weekly and annual throughputs and the maximum size for stockpiles</li> <li>– a description of waste processing operations, including a description of the technology to be installed, resource outputs, and the quality control measures that would be implemented</li> <li>– details of how waste would be stored (including the maximum daily waste storage capacity of the site) and handled on site, and transported to and from the site including details of how the receipt of non-conforming waste would be dealt with</li> <li>– details of the waste tracking system for incoming and outgoing waste</li> <li>– details of the quality and final dispatch locations of waste</li> <li>– details of the waste management strategy for demolition, construction and ongoing operational waste generated</li> <li>– the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2014-2021</i>.</li> </ul> </li> <li>• <b>Suitability of the Site</b> – including: <ul style="list-style-type: none"> <li>– details of all development consents and approved plans for the existing facility, including for all structures, plant and equipment together with plans showing the additional elements proposed on site</li> <li>– results of an independent audit of the operation of the existing facility against the conditions of all development consents and all Environmental Protection Licences in force in respect of the existing facility to ascertain the baseline data of the site</li> <li>– a detailed justification that the site can accommodate the proposed increase in processing capacity, having regard to the extent and scope of the existing site operations and its environmental impacts.</li> </ul> </li> <li>• <b>Air Quality</b> – including: <ul style="list-style-type: none"> <li>– a quantitative assessment of the potential air quality, dust and odour impacts of the project on surrounding landowners in accordance with relevant Environment Protection Authority guidelines</li> <li>– the details of buildings and air handling systems and strong justification for any material handling, processing or stockpiling external to a building</li> <li>– a greenhouse gas assessment</li> <li>– details of all mitigation, management and monitoring measures.</li> </ul> </li> <li>• <b>Fire and Incident Management</b> – including: <ul style="list-style-type: none"> <li>– identification of the aggregate quantities of combustible waste</li> </ul> </li> </ul>

- products to be stockpiled at any one time
  - technical information on the environmental protection equipment to be installed on the premises such as air, water and noise controls, spill clean-up equipment and fire (including location of fire hydrants and water flow rates at the hydrant) management and containment measures
  - details of all fire-resistant construction and their relative fire resistance levels for the proposed development
  - detailed information relating to the proposed enclosed structure addressing relevant levels of compliance with Volume One of the National Construction Code (NCC)
  - details of how Clauses E1.10 and E2.3 of the NCC would be addressed.
- **Traffic and Transport** – including:
  - details of all traffic types and volumes likely to be generated during construction and operation, including a description of haul routes
  - an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model. The assessment is to include the identification and consideration of approved and/or proposed developments in the vicinity
  - detailed plans of the proposed layout of the internal road network and parking on site in accordance with the relevant Australian standards and Council's DCP
  - detailed plans of any proposed road upgrades, infrastructure works or new roads required for the development
  - an assessment of potential impacts on local road pavement lifespans
  - plans demonstrating how all vehicles associated with construction and operation awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network
  - swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site for both heavy and light vehicles
  - an assessment of the accessibility of the development by public transport and bicycle.
- **Noise** – including:
  - a quantitative assessment of potential construction, operational and transport noise and vibration impacts, including potential impacts on nearby noise sensitive receivers
  - details of all noise mitigation, management and monitoring measures.
- **Soil & Water** – including:
  - a description of water and soil resources, topography, hydrology, watercourses and riparian lands on or nearby the site
  - a detailed site water balance, including identification of water requirements for the life of the development, measures that would be implemented to ensure an adequate and secure water supply is available for the proposal and a detailed description of the measures to minimise water use at the site
  - characterisation of water quality at the point of discharge to surface and/or groundwater against the relevant water quality criteria (including details of any contaminants that may leach from the waste into the wastewater and proposed mitigation measures to manage any impacts to receiving waters)
  - an assessment of flooding impacts associated with the development including details of the flood liability of the site and changes to flood behaviour
  - details of stormwater/wastewater/leachate management systems including the capacity of onsite detention systems, onsite sewage management and measures to treat, reuse or dispose of water
  - a description of erosion and sediment controls
  - an assessment of potential impacts to soil and water resources, groundwater, topography, drainage lines, watercourses and riparian

	<ul style="list-style-type: none"> <li>lands on or nearby to the site</li> <li>– consideration of salinity and acid sulphate soil impacts.</li> <li>• <b>Hazards</b> – including: <ul style="list-style-type: none"> <li>– a preliminary risk screening completed in accordance with <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33</i> (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development</li> <li>– should preliminary screening indicate that the project is "potentially hazardous" a Preliminary Hazard Analysis (PHA) must be prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis</i> (DoP, 2011) and <i>Multi-Level Risk Assessment</i> (DoP, 2011).</li> </ul> </li> <li>• <b>Visual</b> – including an assessment of the potential visual impacts of the project on the amenity of the surrounding area.</li> <li>• <b>Contamination</b> – including: <ul style="list-style-type: none"> <li>– an investigation to identify any soil or water contamination on the site and any proposed management measures.</li> </ul> </li> <li>• <b>Flora and Fauna</b> – including <ul style="list-style-type: none"> <li>– An assessment of the proposal in accordance with the <i>Biodiversity Assessment Method</i> (BAM) including an assessment of any potential impacts on aquatic and riparian vegetation and groundwater dependent ecosystems.</li> </ul> </li> <li>• <b>Heritage</b> – including <ul style="list-style-type: none"> <li>– an assessment of both Aboriginal and non-Aboriginal cultural heritage.</li> </ul> </li> </ul>
<b>Plans and Documents</b>	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i> . These documents should be included as part of the EIS rather than as separate documents.
<b>Consultation</b>	<p>The Department takes community and stakeholder engagement and the need for proposals to proactively respond to the community's concerns seriously. During the preparation of the EIS, you must implement the Community and Stakeholder Consultation Strategy and consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> <li>• Canterbury-Bankstown City Council</li> <li>• Environmental Protection Authority</li> <li>• Department of Primary Industries</li> <li>• NSW Roads and Maritime Service</li> <li>• Office of Environment and Heritage</li> <li>• the surrounding land owners and occupiers that may be affected by the proposal.</li> </ul> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
<b>Further consultation after 2 years</b>	If you do not lodge an EIS for the development within 2 years of the issue date of these SEAR's, you must consult with the Secretary in relation to the requirements for lodgement.
<b>References</b>	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this development.

## ATTACHMENT 1

### Technical and Policy Guidelines

The following guidelines may assist in the preparation of the Environmental Impact Statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>  
<http://www.bookshop.nsw.gov.au>  
<http://www.publications.gov.au>

#### Policies, Guidelines & Plans

##### Plans and Documents

The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.

In addition, the EIS must include the following:

1. An existing site survey plan drawn at an appropriate scale illustrating:
  - the location of the land, boundary measurements, area (sq. m) and north point
  - the existing levels of the land in relation to buildings and roads
  - location and height of existing structures on the site
  - location and height of adjacent buildings and private open space
  - all levels to be to Australian Height Datum (AHD).
2. A locality/context plan drawn at an appropriate scale should be submitted indicating:
  - watercourses including nearby rivers and creeks, and dams
  - significant local features such as heritage items
  - the location and uses of nearby buildings, shopping and employment areas, hospitals and schools
  - traffic and road patterns, pedestrian routes and public transport nodes.
3. An indication of the location of the site with respect to the relevant Land Zoning Map within the *Bankstown Local Environment Plan 2015*.
4. Drawings at an appropriate scale illustrating:
  - detailed plans, sections and elevations of the existing building, which clearly show all proposed internal and external alterations and additions.

##### Documents to be submitted

Documents to submit include:

- 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition; and
- other copies as determined by the Department once the development application is lodged.

## Technical and Policy Guidelines

The following guidelines may assist in the preparation of the Environmental Impact Statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

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## Policies, Guidelines & Plans

Aspect	Policy /Methodology
<b>Waste</b>	Waste Avoidance and Resource Recovery Strategy 2010-2021 (EPA) The National Waste Policy: Less Waste More Resources 2009 Waste Classification Guidelines (DECC) Environmental guidelines: Composting and Related Organics Processing Facilities (DEC) Environmental guidelines: Use and Disposal of Biosolid Products (NSW EPA) Composts, soil conditioners and mulches (Standards Australia, AS 4454)
<b>Air Quality and Odour</b>	
<i>Air Quality</i>	Protection of the Environment Operations (Clean Air) Regulation 2010 Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA) Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
<i>Odour</i>	Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC) Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
<i>Greenhouse Gas</i>	The National Greenhouse and Energy Reporting (Measurement) Technical Guidelines (NGER Technical Guidelines) Guidelines for Energy Savings Action Plans (DEUS 2005)
<b>Transport</b>	
	Guide to Traffic Generating Development (RTA) Road Design Guide (RTA)
<b>Noise and Vibration</b>	
<i>Noise</i>	Noise Policy for Industry (EPA 2017) NSW Road Noise Policy (EPA, 2011) Environmental Criteria for Road Traffic Noise (NSW EPA) Interim Construction Noise Guideline (2009)
<i>Vibration</i>	Assessing Vibration: A Technical Guideline (DEC 2006)
<b>Soil and Water</b>	
<i>Soil</i>	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC) National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC) Draft Guidelines for the Assessment & Management of Groundwater Contamination (DECC) State Environmental Planning Policy No. 55 – Remediation of Land Managing Land Contamination – Planning Guidelines SEPP 55 –

<i>Surface Water</i>	Remediation of Land (DOP)
	Acid Sulfate Soils Manual (Stone et al. 1998)
	National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)
	NSW Guidelines for Controlled Activities on Waterfront Land (NOW, 2012)
	National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	NSW State Rivers and Estuaries Policy(1993)
	State Water Management Outcomes Plan
	NSW Government Water Quality and River Flow Environmental Objectives (DECC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Managing Urban Stormwater: Treatment Techniques (DECC)
	Managing Urban Stormwater: Source Control (DECC)
	Technical Guidelines: Bunding & Spill Management (DECC)
	NSW Floodplain Development Manual 2005
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	Australian Groundwater Modelling Guidelines (NWC, 2012)
	NSW State Groundwater Policy Framework Document (DLWC)
	NSW State Groundwater Quality Protection Policy (DLWC)
	NSW State Groundwater Dependent Ecosystems Policy (2002)
	NSW State Groundwater Quantity Management Policy (DLWC) Draft
<b>Hazards</b>	Guidelines for the Assessment and Management of Groundwater Contamination (DEC, 2007)
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)
<b>Greenhouse Gas</b>	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
	The National Greenhouse and Energy Reporting (Measurement) Technical Guidelines (NGER Technical Guidelines)
<b>Visual</b>	Guidelines for Energy Savings Action Plans (DEUS, 2005)
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
	State Environmental Planning Policy No 64 - Advertising and Signage

## **ATTACHMENT 2**

### **Public Authority Responses to Request for Key Issues**